



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: December 28, 2009

TO: _____

FROM: Kerry Brown, Coastal Planner

PROJECT DESCRIPTION: DRC2009-00043. Minor Use Permit for removal of trees at three schools for solar access for new solar arrays. At Baywood Elementary - 3 trees proposed for removal. At Monarch Grove Elementary School - 10 trees proposed for removal. At Los Osos Middle School - 17 trees proposed for removal.

Location: Baywood Elementary - 1330 9th Street. Monarch Elementary - 348 Los Osos Valley Road. Los Osos Middle School - 1555 El Morro

Applicant: San Luis Coastal School District

Return this letter with your comments attached no later than: 14 days from receipt of this referral.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

MINOR USE PERMIT

REMOVAL OF TREES FOR SOLAR ACCESS
TO NEW SOLAR ARRAYS
EST/LSOS

AS LCP PF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☐ Plot Plan ☐ Zoning Clearance
☐ Site Plan ☒ Minor Use Permit ☐ Variance ☐ Other
☐ Conditional Use Permit/Development Plan ☐ Surface Mining/Reclamation Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name SAN LUIS COASTAL UNIFIED SCH DISTRICT Daytime Phone _____
 Mailing Address 937 SOUTHWOOD AVE Zip Code 93401
 Email Address: _____

☐ Applicant Name BRAD PARKER Daytime Phone 596-4105
 Mailing Address 937 SOUTHWOOD AVE Zip Code 93401
 Email Address: _____

☐ Agent Name FIRMA Daytime Phone 781-9800
 Mailing Address 1034 MILL ST. Zip Code 93401
 Email Address: MICHAEL@FIRMACONSULTANTS.COM

PROPERTY INFORMATION BAYWOOD - 7.9 AC
 Total Size of Site: MONARCH - 10.7 AC
 Legal Description: LOS OSOS - 46 AC

Assessor Parcel Number(s): 038-221-001
074-052-075
038-721-022

Address of the project (if known): BAYWOOD - 1330 9TH, MONARCH - 348 LOVELL, LOS OSOS - 1555 EL MORRO
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:

ELEMENTARY & MIDDLE SCHOOL

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REMOVAL OF TREES FOR SOLAR ACCESS TO NEW SOLAR ARRAYS

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Brad Parker

Date Dec 9, 2009

FOR STAFF USE ONLY

Reason for Land Use Permit _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
1330 9th, 348 LON Rd, 1555 ELMORRO, identified as Assessor Parcel Number
038-221-001, 074-052-075, 038-721-022, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: TREE REMOVALS (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: BRAD PARKER
Daytime Telephone Number: 596-4105
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: BRAD PARKER
Print Address: 937 SOUTHWOOD AVE
Daytime Telephone Number: 596-4105
Signature of landowner: [Signature] Date: 12, 09, 2009

AUTHORIZED AGENT:

Print Name: FIRMA
Print Address: 1034 Mill St.
Daytime Telephone Number: 781-9800
Signature of authorized agent: [Signature] Date: 12.9.09

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☐ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☒ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: NO CHANGES

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☐ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: RESIDENTIAL South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: N/A sq. feet _____ % Landscaping: N/A sq. feet _____ %

Paving: N/A sq. feet _____ % Other (specify) _____

Total area of all paving and structures: N/A ☐ sq. feet ☐ acres

Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres

Number of parking spaces proposed: N/A Height of tallest structure: N/A

Number of trees to be removed: 3, 10, 317 Type: PINE, CYPRESS, EUCALYPTUS, SCARLET GUM

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other N/A

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other N/A

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF STATION 15 SOUTH BAY

For commercial/industrial projects answer the following:

Total outdoor use area: N/A ☐ sq. feet ☐ acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 44.8 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: EL MORRO, 9th St., Laredo,

Water Supply Information

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☐ Agricultural - Explain N/A
☐ Commercial/Office - Explain N/A
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: N/A
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes, please attach. N/A
7. Does water meet the Health Agency's quality requirements? N/A
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. N/A
☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
☐ Will Serve Letter ☐ Pump Test _____ Hours _____ G.P.M.
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy. N/A
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? N/A ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project? N/A
☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☐ No

Community Service Information

1. Name of School District: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: 2099 10TH ST. LOS OSOS
3. Location of nearest fire station: 2315 BAYVIEW HEIGHTS DR, LOS OSOS
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☐ No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
SCHOOL SITE
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☒ Yes ☐ No
If yes, please describe: LOS OSOS MIDDLE SCH (MIDDEN)
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application. IN 1998

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: SOLAR ARRAYS

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
REPLACE PLANTING @ 1:1 RATIO - PROVIDE VEGETATION SCREENING
AND ARCHEOLOGICAL MONITORING TO OCCUR IF ANY DISTURBANCE
OF NATURAL GRADES IN SENSITIVE AREA. NO TREE REMOVAL, IF NEST ARE
PRESENT (FEB - AUG) UNLESS QUALIFIED BIOLOGIST IS PRESENT.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☒ Yes ☐ No

If yes, please describe and provide "ED" number(s): SLCUSD ADOPTED 3 FILED AN NOE/CE

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): N/A

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

- (1) The agricultural operation must be conducted or maintained for commercial purposes;
- (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality;
- (3) The agricultural operation predated the affected use(s) on your property;
- (4) The agricultural operation has been in existence for more than three years; and
- (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

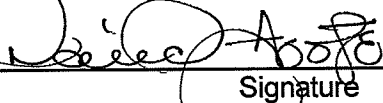
HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within ½ mile of certain landfills (see back of sheet).

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND

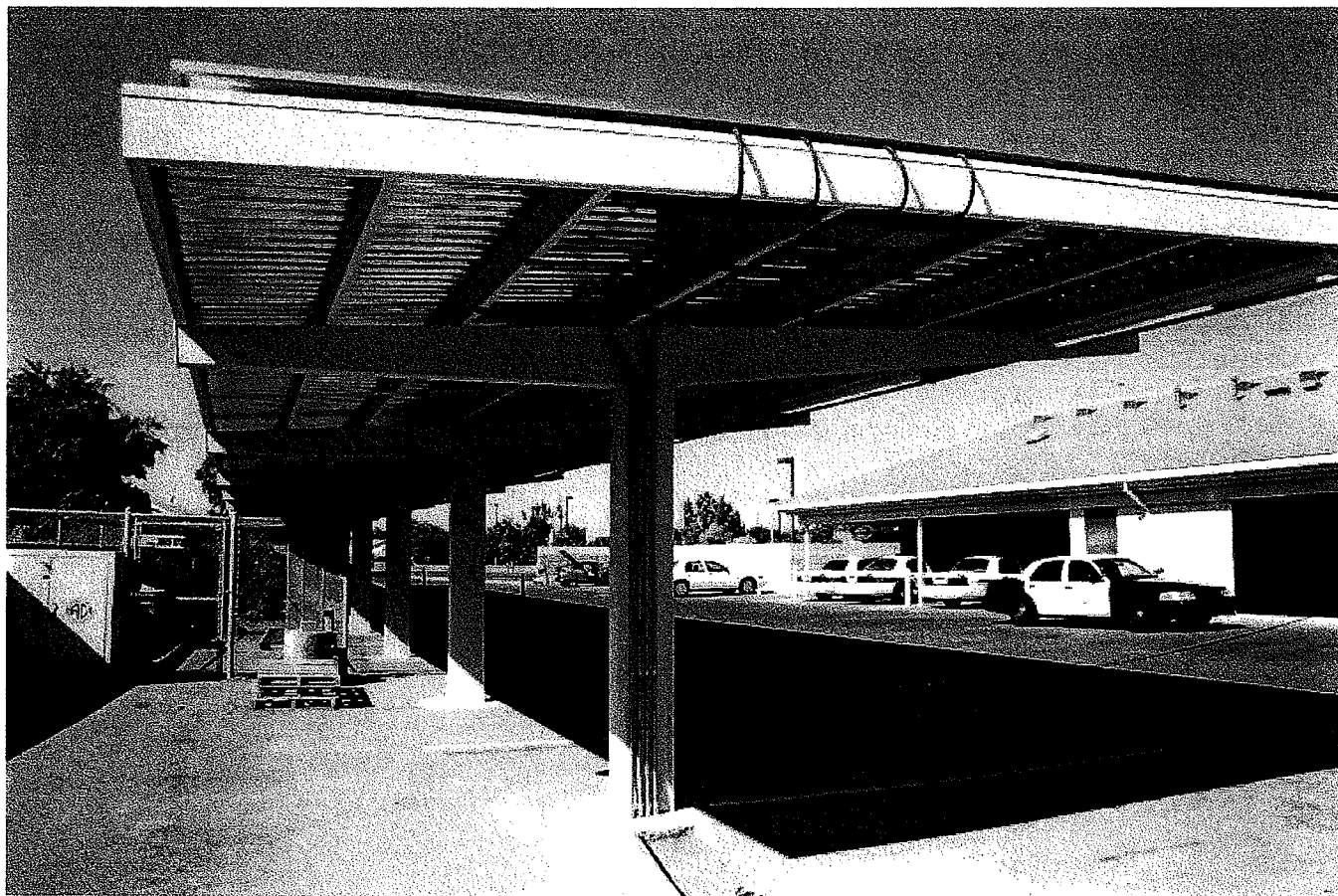
I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.


Signature

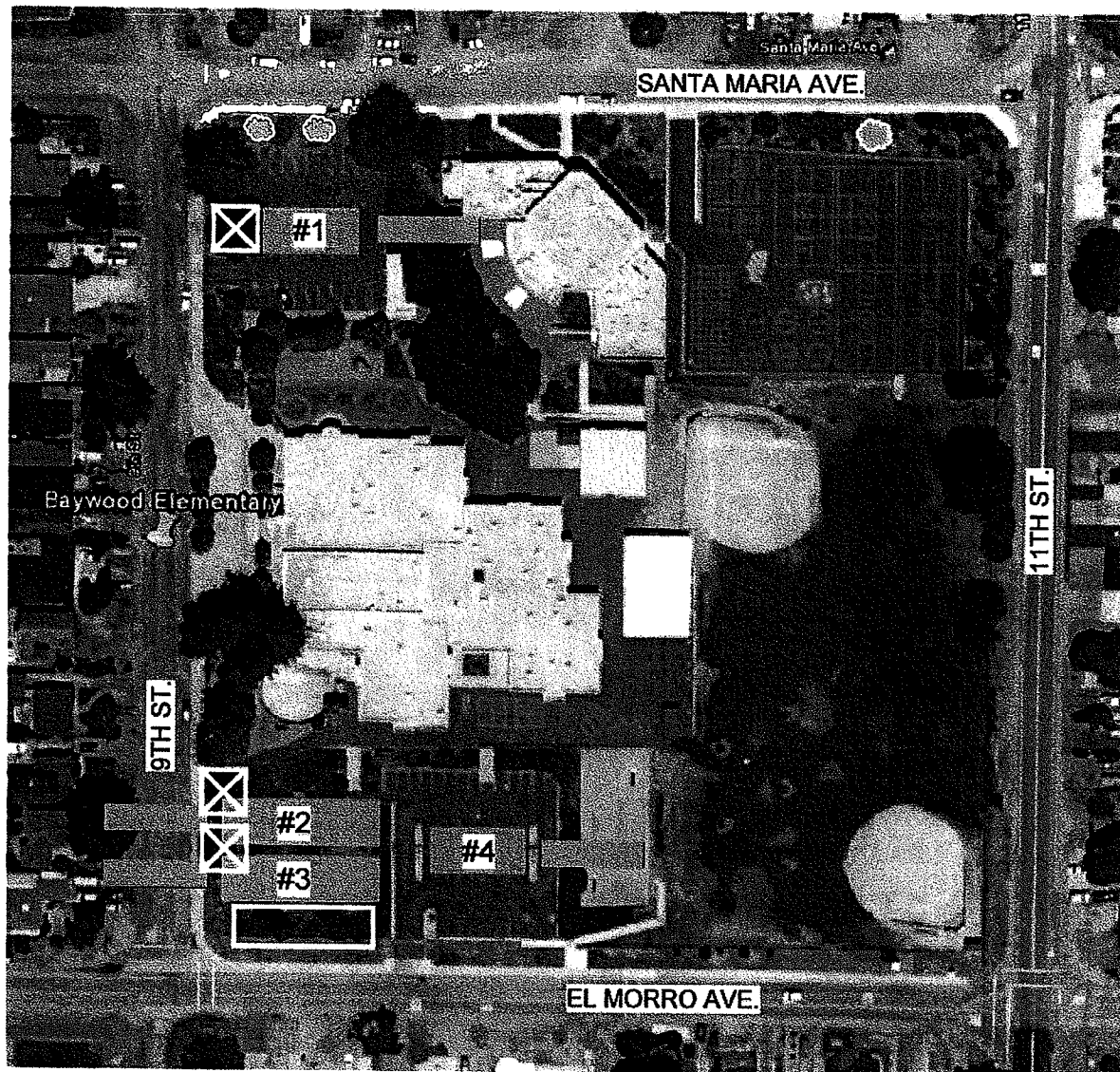
12.9.09
Date

Print Name:

DAVID FOOTE







PROJECT:

ARRAYS : 4

TREES REMOVED: 3 (PINE, CYPRESS)





TREES ADDED: 3 NEW ZEALAND CHRISTMAS TREES/
Metrosideros excelsus

TREES/SHRUBS TRIMMED: 5±

VISUAL: Trees planted on Santa Maria Ave. and existing
shrubs on El Morro Ave.

NESTING: N/A

LEGEND

-  ARRAY STRUCTURE
-  TREE REMOVED
-  TREE/SHRUBS TRIMMED
-  REPLACEMENT TREES/SHRUBS

firma job no. : 2922

PROJECT : San Luis Coastal United School District Photovoltaic Arrays

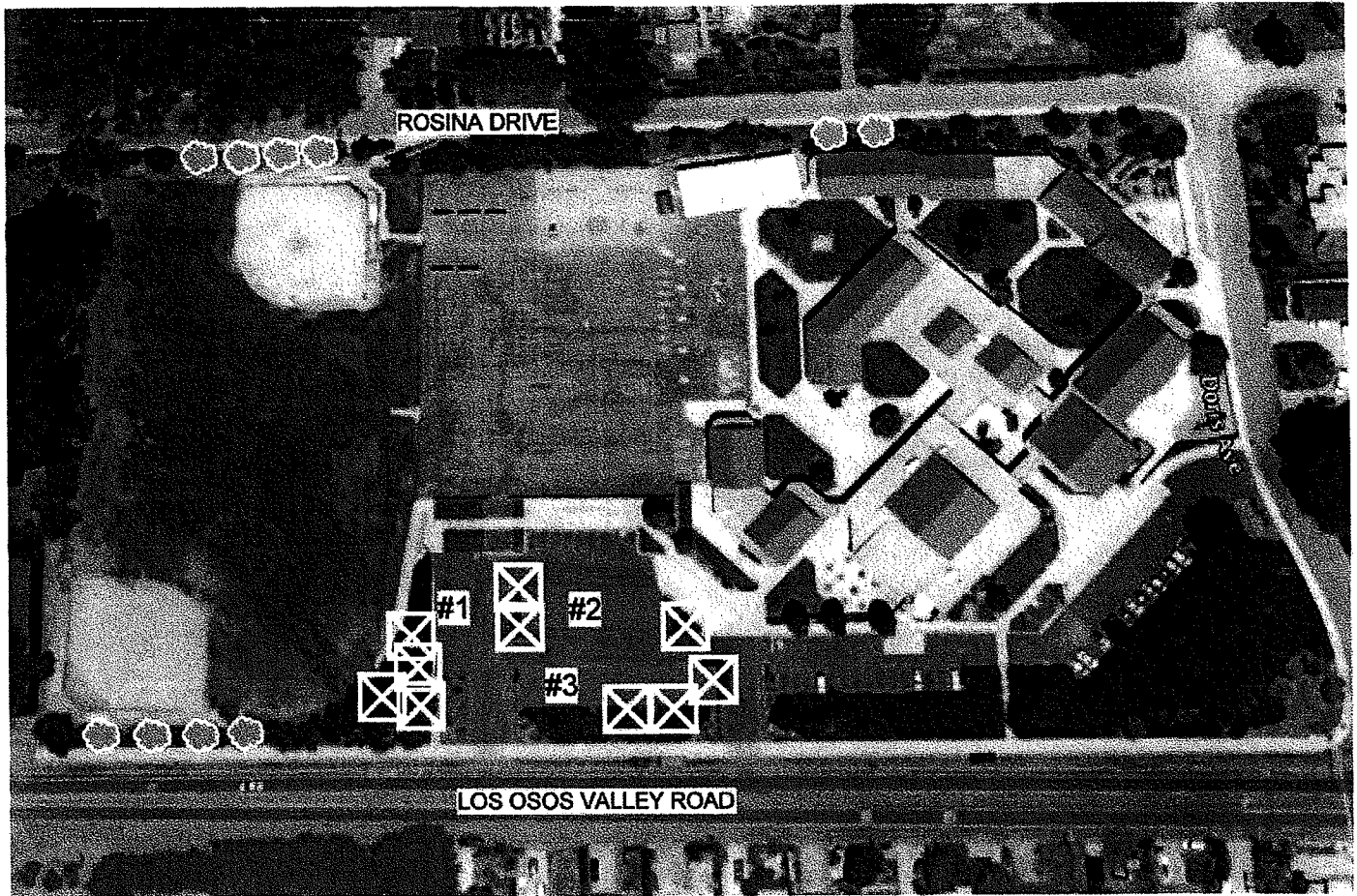
SITE : **Baywood Elementary School**

TITLE: Project Site Plan

DATE: November 6, 2009

Exhibit No.

S-1



PROJECT:

ARRAYS : 3

TREES REMOVED: 10 (PINE, EUCALYPTUS, BRISBANE BOX, EVERGREEN ELM, SCARLET GUM, NORFOLK ISLAND PINE)



TREES ADDED: 4 EUCALYPTUS SIDEROXYLON & 4 EUCALYPTUS TORQUATA
2 QUERCUS AFRIFOLIA

VISUAL: N/A
NESTING: N/A

LEGEND

#3 ARRAY STRUCTURE

X TREE REMOVED

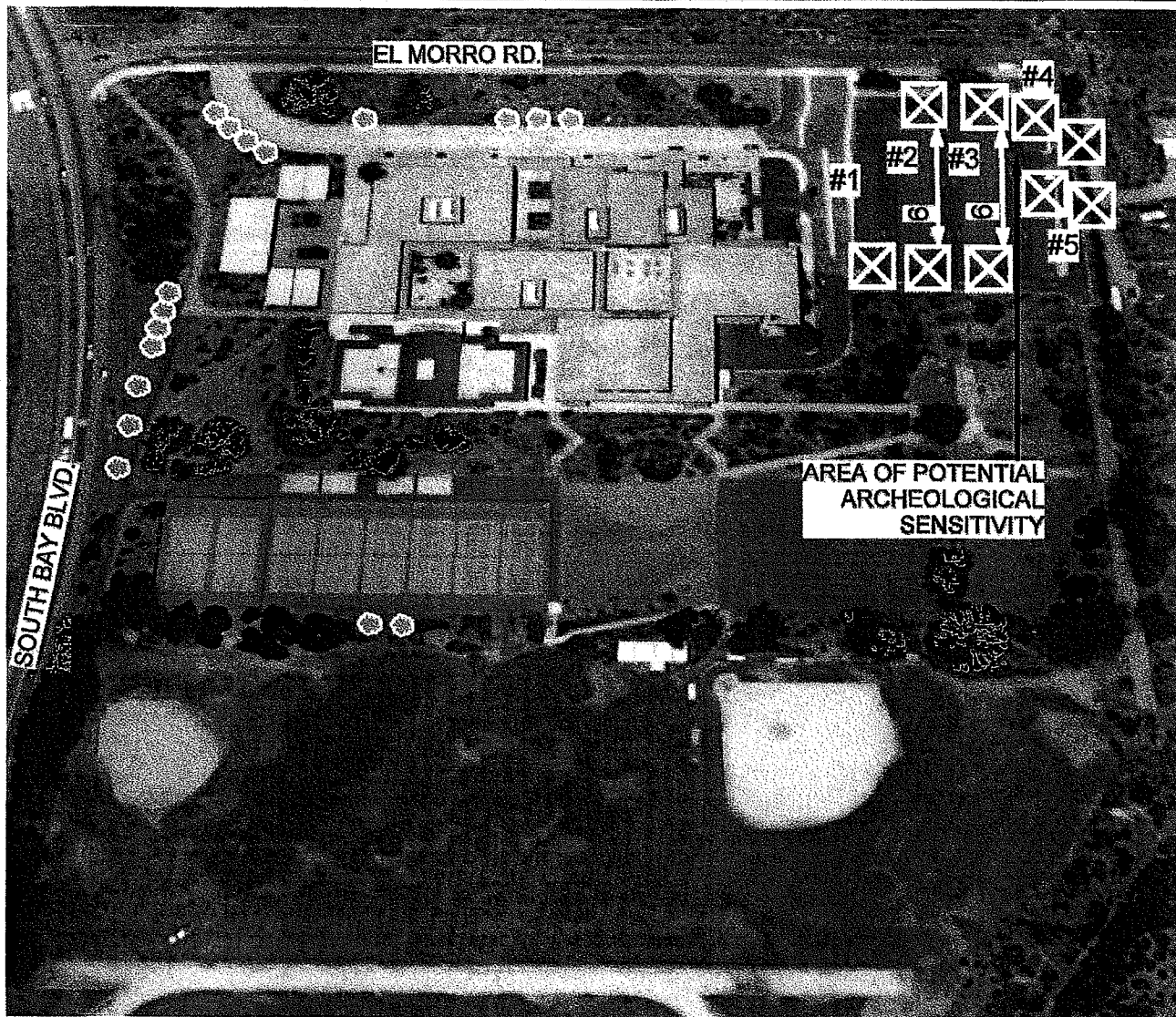
☁ REPLACEMENT TREES/SHRUBS

firma job no. : 2922

PROJECT : San Luis Coastal United School District Photovoltaic Arrays
SITE : Monarch Grove Elementary School
TITLE: Project Site Plan
DATE: November 6, 2009

Exhibit No.

S-4



PROJECT:

ARRAYS : 5

TREES REMOVED: 17 (PINE, SCARLET GUM, CYPRESS)

TREES ADDED: 9 METROSIDEROS EXCELSUS
8 MYOPORUM LAETUM

VISUAL: N/A

NESTING: N/A

ARCHEOLOGICAL SENSITIVITY: Archeological monitoring shall occur for any disturbance of natural grades in sensitive area.

LEGEND

#3 ARRAY STRUCTURE

X TREE REMOVED

REPLACEMENT TREES/SHRUBS



firma job no. : 2922

PROJECT : San Luis Coastal United School District Photovoltaic Arrays

SITE : **Los Osos Middle School**

TITLE: Project Site Plan

DATE: November 6, 2009

Exhibit No.

S-6

1. DEAD LOAD: PRECAST MODULES = 33 LB. EACH = 2.29 SQ. FT. SUPPORT STRUCTURE = 241 PWT. MAX. LOAD AS SHOWN, WIND EXPOSURE "C", UMC LOAD 10 PSF (NON-REDUCED).
2. SOIL PANELS: SUPERPOSE 120#
3. ALL PRECAST DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
4. CHANGES FROM THE CONTRACT DIMENSIONS SHALL BE MADE ONLY WITH THE APPROVAL OF THE ENGINEER AND O&A.

1. CONSTRUCTION SHALL CONFORM TO 2000 MFC AND 2007 C.B.C. AND LOCAL REQUIREMENTS.
2. ALL CONCRETE WORK SHALL COMPLY WITH AC 308 & 210 LATEST EDITION.
3. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
4. SLABS 10" & 12" PER ASH OF EDITION REPORT.
5. WATERS TO BE RATED FROM .47 TO .53
6. ADEQUATE GRADATION AND QUANTITY SHALL BE IN ACCORDANCE WITH AC 308
7. REINFORCEMENT SHALL BE AS PER DESIGN.
8. REINFORCEMENT SHALL BE AS PER DESIGN.
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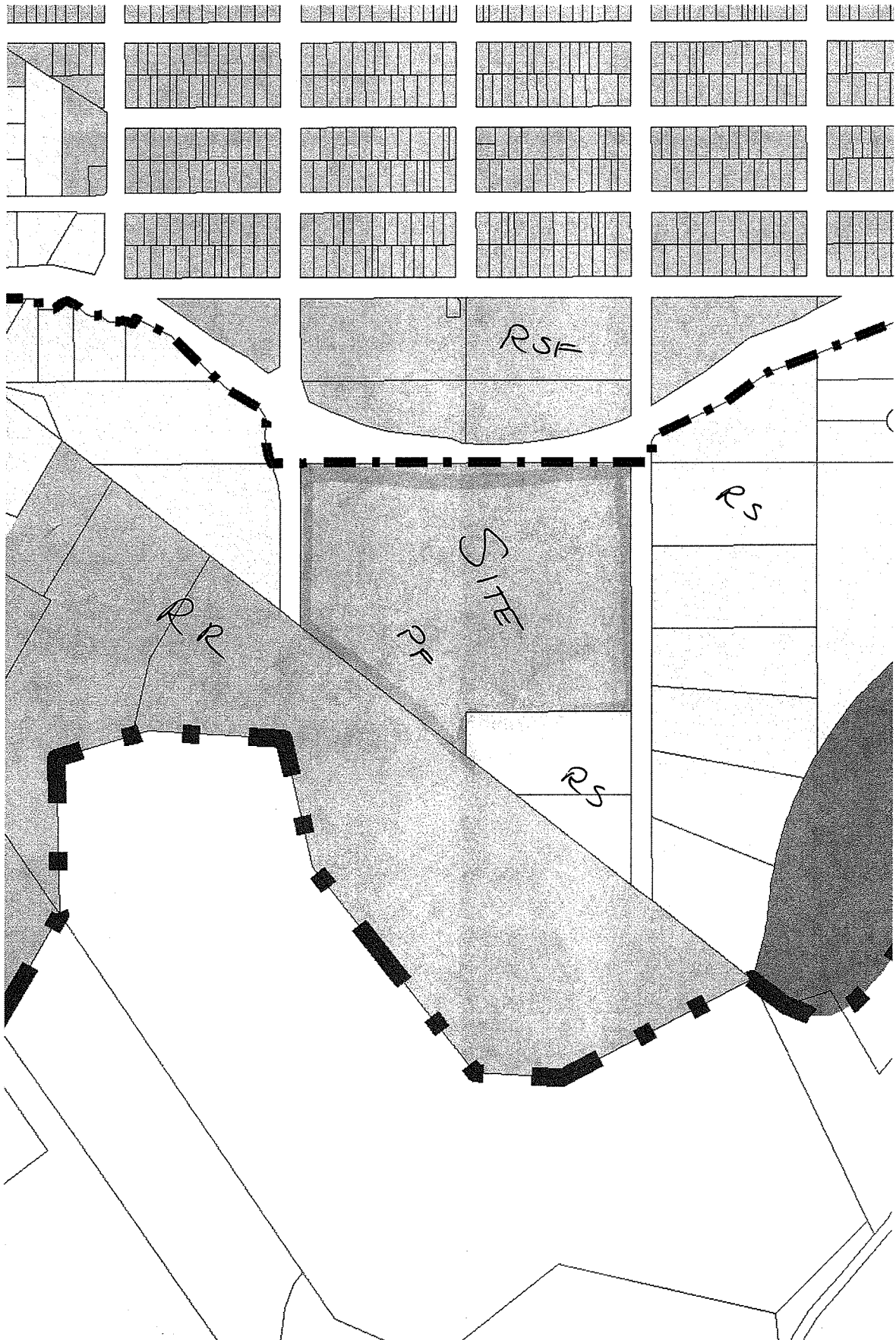
1. PLATES (ANGLES NOTED OTHERWISE) AND ANCHORS
2. PLATE (ANGLES NOTED) ASTM A372, GRADE 50
3. STRUCTURAL TUBING (HSS) ASTM A572, GRADE 50
4. ANCHOR BOLTS (HSS) ASTM F1554, GRADE 75 - USE HEAVY HEX IN ALL STEEL FABRICATION SHALL COMPLY WITH LATEST AISC SPEC
5. ALL STEEL FABRICATION SHALL COMPLY WITH LATEST AISC SPEC
6. ALL WELDING SHALL COMPLY WITH LATEST AWS D11.
7. FASTENERS SHALL BE GALVANIZED, GALVANUM PLATED, OR ZINC PLATED. GALVANIZED, GALVANUM-PLATED, OR ZINC PLATED SHALL NOT BE GALVANIZED, POWDER-COATED, OR PAINTED FOR PROTECTION.

1. REFER TO Y & I SUBJECT, CMO C3-1

[illegible]

NOTES:

1. REFER TO SITE CLASS /
2. BASED ON FOR REGION SPECTRAL RE PAGES 214 A

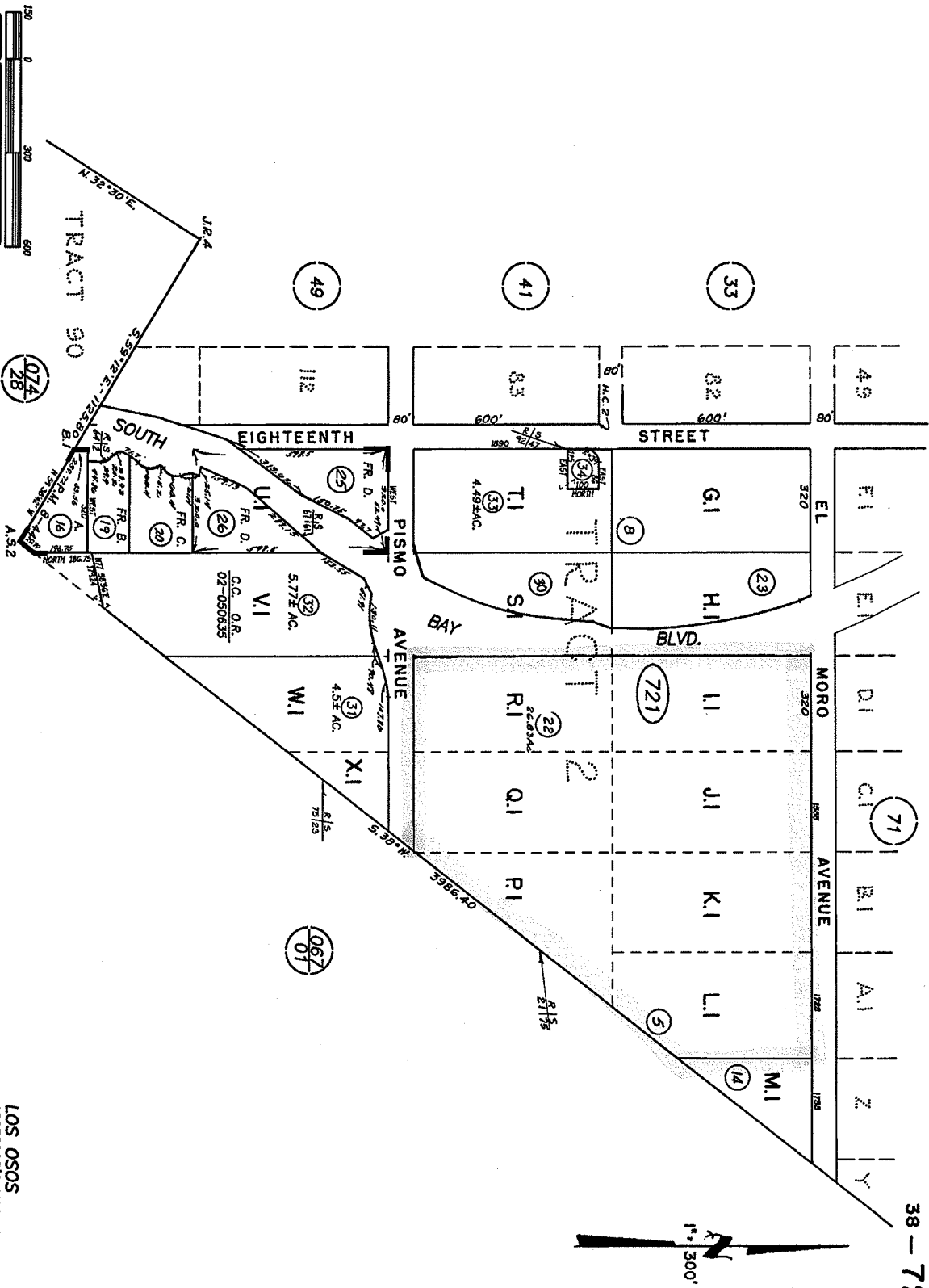


REVISIONS	
NO.	DATE
01	03-28-03
02	06-18-03

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TOWN OF EL MORO, R.M. BK. A , Pg. 81

LOS OSOS
ASSESSOR'S MAP
BOOK 038 PAGE 72





Parcel Summary Report For Parcel # 038-721-022

12/28/2009
4:04:38PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SAN LUIS COASTAL UNIFIED SCHOOL DIS

Address Information

Status Address
P 01555 EL MORRO AV LSOS

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
ELMORO2	TR2	I1	Los Osos	Estero	PF	LCP	AS	U		
ELMORO2	TR2	J1	Los Osos	Estero				U		
ELMORO2	TR2	K1	Los Osos	Estero				U		
ELMORO2	TR2	P1	Los Osos	Estero				U		
ELMORO2	TR2	Q1	Los Osos	Estero				U		
ELMORO2	TR2	R1	Los Osos	Estero				U		

Parcel Information

Status Description

Active 026.83AC RES

Notes

Tax Districts

LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE
LOS OSOS-ZONE A COMM. SERVICE
LOS OSOS-ZONE B COMM. SERVICE



Parcel Summary Report For Parcel # 038-721-022

12/28/2009
4:04:38PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE
SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 02 ROAD-CO/SUPVR

Case Information

Case Number: Case Status:

D970017D CMP Primary Parcel

Description:

CLASSRM ADDTN/LIBRARY BLDGATION

PMT2006-02639 FNL Primary Parcel

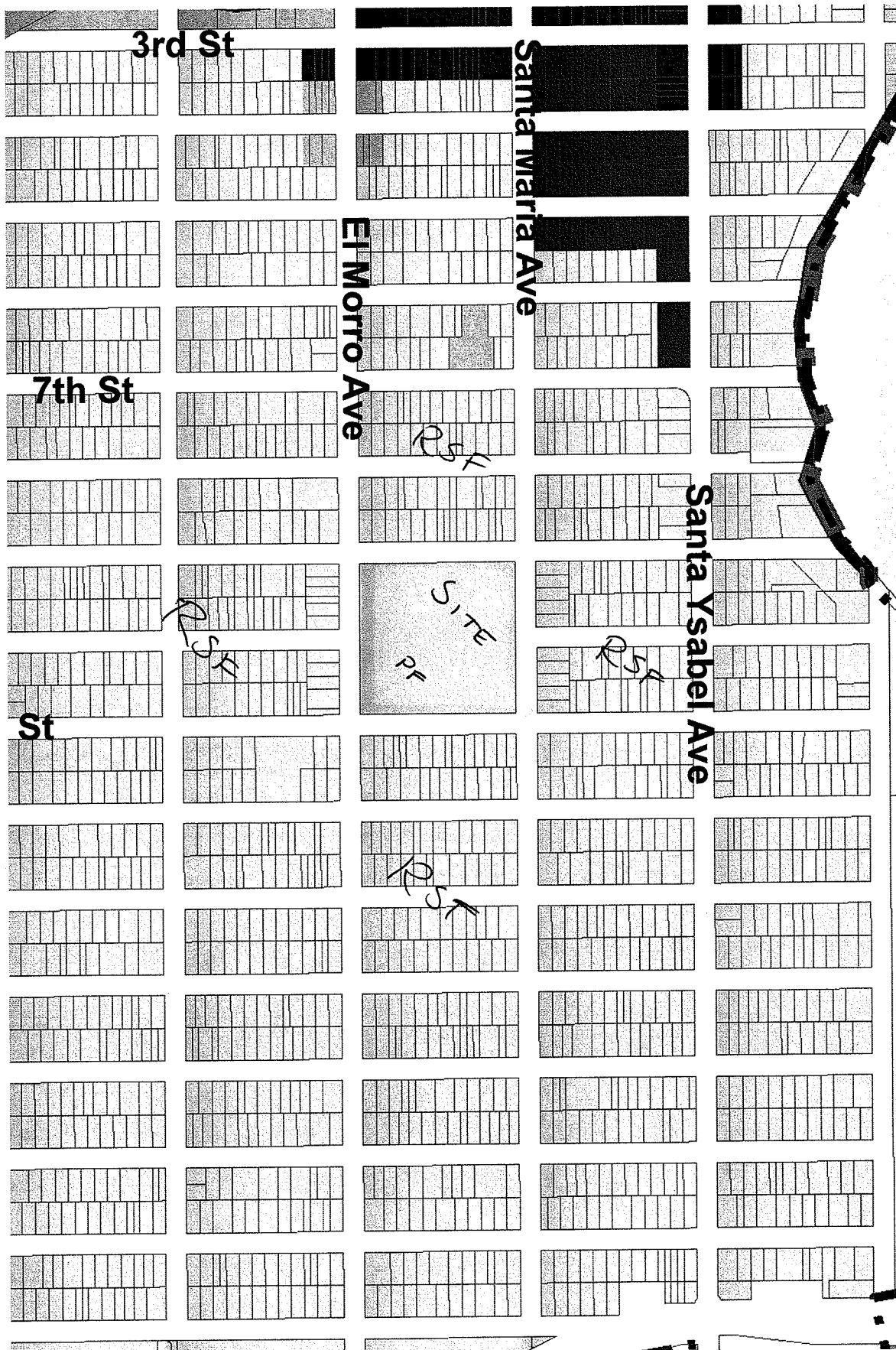
Description:

SIGN - NO ELECTRICAL (LOS OSOS MIDDLE SCHOOL) 9' X 40"

DRC2009-00043 REC Related Parcel

Description:

REMOVAL OF TREES FOR SOLAR ACCESS TO NEW SOLAR ARRAYS



NINTH

STREET

(21)

NORTH 1330

600'

SANTA

530'

MARIA

WEST

(1)

(221)

HOTEL

57

56

5

PARK

EL
REV 11/29/76

WEST

680'

MORO

NOTE—ASSESSOR'S BLOCK & LOT
NUMBERS SHOW IN CIRCLES.
THIS MAP IS FOR ASSESSMENT

NORTH

600'

ELEVENTH

STREET

1" = 60'

1350

80' AVENUE

WEST 38-22

1302	48	(38)	(15)	1
1300	47	(37)	(16)	2
1298	46	(36)	(17)	3
1296	45	(35)	(18)	4
1294	44	(34)	(19)	5
1292	43	(33)	(20)	6
1290	42	(32)	(21)	7
1288	41	(31)	(22)	8
1286	40	(30)	(23)	9
1284	39	(29)	(24)	10
1282	38	(28)	(25)	11
1280	37	(27)	(26)	12
1278	36	(26)	(27)	13
1276	35	(25)	(28)	14
1274	34	(24)	(29)	15
1272	33	(23)	(30)	16
1270	32	(22)	(31)	17
1268	31	(21)	(32)	18
1266	30	(20)	(33)	19
1264	29	(19)	(34)	20
1262	28	(18)	(35)	21
1260	27	(17)	(36)	22
1258	26	(16)	(37)	23
1256	25	(15)	(38)	24

80' AVENUE

TOWN OF EL MORO
SAN LUIS OBISPO COUNTY
CALIFORNIA

TWELFTH

STREET

(23)



Parcel Summary Report For Parcel # 038-221-001

12/28/2009
4:04:16PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role Name and Address
OWN SAN LUIS COASTAL UNIFIED SCHOOL DIS

Address Information

Status Address
P 01330 9TH ST LSOS

Lot Information:

<u>Tract / Twinsip</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Line 1:</u>	<u>Line 2:</u>	<u>Line 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
038221	001	0001	Los Osos	Estero	PF	LCP	AS	U		

Parcel Information

Status Description
Active 008.00AC 2 RES

Notes

Tax Districts

LOS OSOS COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS-ZONE A COMM. SERVICE
LOS OSOS-ZONE B COMM. SERVICE
LOS OSOS-ZONE G COMM. SERVICE
SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 02 ROAD-CO/SUPVR



Parcel Summary Report For Parcel # 038-221-001

12/28/2009
4:04:16PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

93584

FNL

Primary Parcel

Description:

REPAIR AND EXTEND LEACH LINE

D950211D

CMP

Primary Parcel

Description:

SCHOOL MODERNIZATION

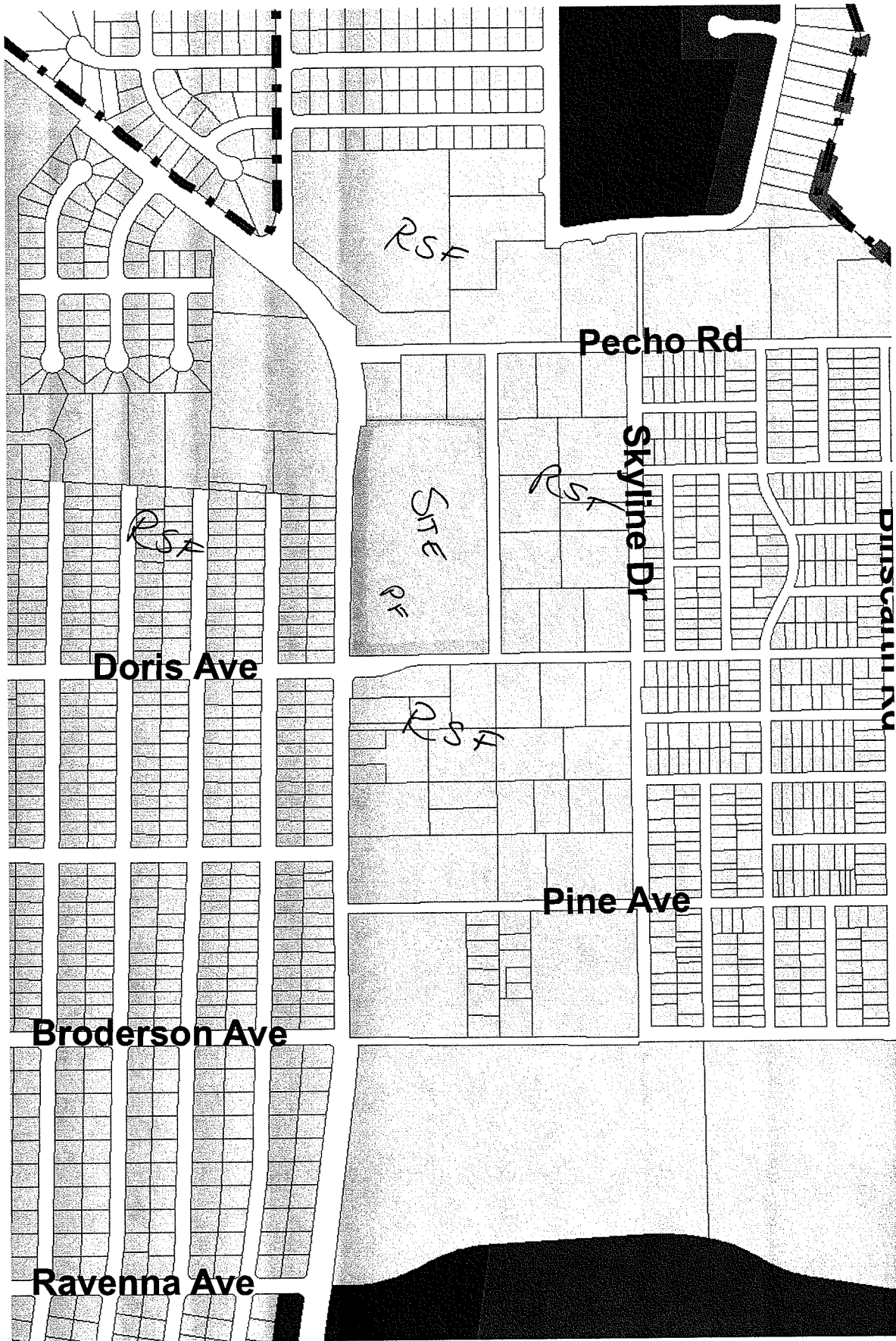
DRC2009-00043

REC

Primary Parcel

Description:

REMOVAL OF TREES FOR SOLAR ACCESS TO NEW SOLAR ARRAYS

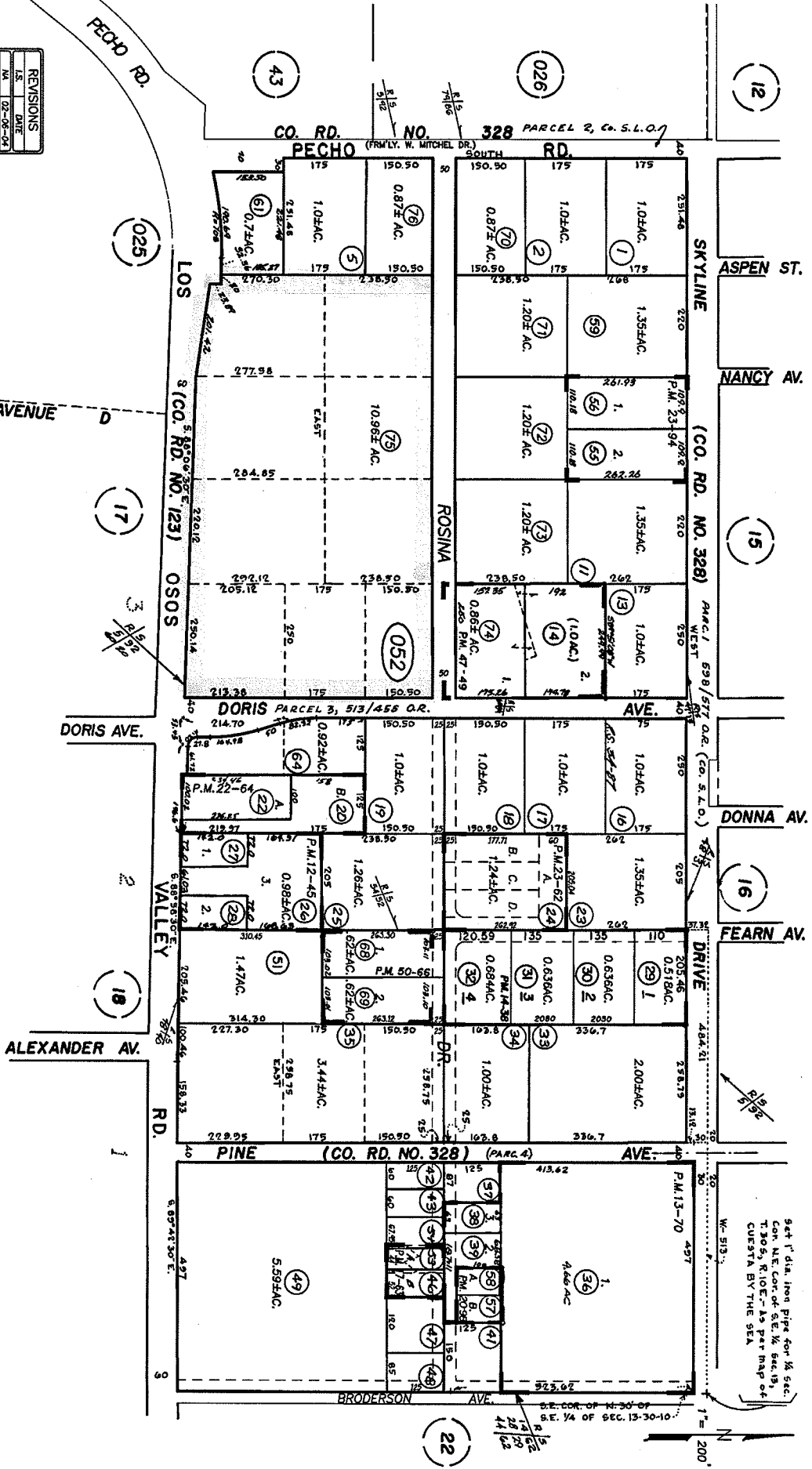


REVISIONS	
NO.	DATE
1	02-06-04
2	03-22-08
3	
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10	

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

MARTIN TRACT SURVEY, R.S. BK. 5, PG. 92.
T.30S. ; R.10E. ; SECTION 13. (N. 1/2 OF S.E. 1/4), M.D.B. & M.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 074 PAGE 052



074-052



Parcel Summary Report For Parcel # 074-052-075

12/28/2009
4:04:59PM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SAN LUIS COASTAL UNIFIED SCH DIST

OWN SL COASTAL UNIFIED SCH DIST

OWN SL CSTL UNIF SCH DIST EDUC FAC CORP

Address Information

Status Address

00348 LOS OSOS VALLEY RD LSOS

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
PL87-	247	0002	Los Osos	Estero	PF	LCP	AS	Y		

Parcel Information

Status Description

Active 010.96AC VACANT

Notes

Tax Districts

LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE
NO. 02 ROAD-CO/SUPVR
LOS OSOS-ZONE B COMM. SERVICE
AREA NO. 21 COUNTY SERVICE



Parcel Summary Report For Parcel # 074-052-075

12/28/2009
4:05:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
SAN LUIS COASTAL UNIFIED SCHOOL

Case Information

Case Number: Case Status:

G800005P CMP Primary Parcel

Description:

LU CHANGE RES. SF TO PUBLIC FACILITIES

DRC2009-00043 REC Related Parcel

Description:

REMOVAL OF TREES FOR SOLAR ACCESS TO NEW SOLAR ARRAYS

S870069G CMP Related Parcel

Description:

PARCEL MAP EXEMPTION-ROAD WIDENING